



CITY OF CLOVIS
MEMORANDUM

TO: Mayor and Members of the Clovis City Council

FROM: Department of Planning and Development Services

DATE: July 16, 2001

SUBJECT: R2001-4, A request to rezone approximately 80 acres of property generally located at the intersection of Alluvial and Temperance Avenues from the R-A (Low Density Single Family Residential minimum lot size 24,000 square foot), R-1 (Medium Density Single Family Residential minimum lot size 6,000 square foot), R-1-7500 (Low Density Single Family Residential minimum lot size 7,500 square foot) and the R-3 (Medium Density Multiple Family Residential) Zone Districts to the R-T (Research and Technology) Zone District. City of Clovis, applicant.

Summary

This application, if approved, will rezone the Phase I portion of the area designated for Research and Technology Park located generally around the intersection of Alluvial and Temperance Avenues to the R-T (Research and Technology) Zone District. Rezoning of this property will expedite development by allowing interested developers to proceed directly to the site plan review phase.

Recommendation

The Planning Commission and staff recommend approval of R2001-4.

Background

On May 27, 1999 and June 21, 1999, the Planning Commission and City Council approved a General Plan Amendment, GPA99-5, which redesignated approximately 168 acres from Low Density Residential, High Density Residential, and Park/Open Space to Mixed-Use. The amendment added Mixed Use Area 36 to the list of mixed use areas in the Clovis General Plan, and provided for a primary use of Research and Technology

Business Park, a secondary use of 15% Commercial/Retail, and specific uses of Hotels, Convention Center, and Open Space. The properties involved in this land use change were bounded by SR 168 on the south, Armstrong Avenue on the west, Nees Avenue on the north, and the Enterprise Canal on the east. The 80 acres of property being considered with this rezone request make up Phase I of this Research and Technology Park land area.

During the past six months, City staff in conjunction with the development code consultant, Bruce Jacobsen of Jacobsen/Wack, have been developing the draft R-T (Research and Technology Park) Zone District to implement development in Clovis' Research and Technology Park site at Temperance and Alluvial Avenues. This document was formally adopted by the City Council on May 7, 2001.

The City has begun construction of the Phase I public improvements affecting 80 acres within this 168 acre site in preparation for the sales of land and private technology park development. (Please see the attached exhibit.)

In concert with the City Council's directive to secure development entitlements to facilitate research and technology development, staff proposed that a rezoning application be initiated for all properties within Phase I to consider the application of the R-T (Research and Technology Park) Zone District. On June 4, 2001, the City Council initiated this rezone application.

Proposal and Analysis

This rezone action is consistent with the underlying General Plan land use designation of Mixed Use Area 36. The City has been working to facilitate the development of a research and technology park at this location. Monies have been secured to construct the streets and associated infrastructure. In an effort to expedite the development process, the City Council initiated this rezone application so that the zoning would be in place for future development proposals (generally a 90 day process).

A portion of Phase I includes the area reserved for "support commercial" development (25 acres generally located at the southeast and southwest corners of Alluvial and Temperance Avenues). The currently adopted R-T district contains a commercial component that can facilitate this commercial development. Property owners in this area also have the ability to pursue P-C-C (Planned Commercial Center) Zoning for this site. The consideration for placing R-T zoning in this area would not preclude consideration of P-C-C zoning at a subsequent date when a specific project is brought forward.

Reasons for Recommendation

As this request would be consistent with Mixed Use Area 36 as adopted with General Plan Amendment, GPA99-5, and will assist developers by designating the technology park lands with R-T (Research and Technology Park) zoning, staff recommends approval of this rezone request for Phase I of the Clovis Research and Technology Park.

General Information

Existing Land Use: Vacant, Rural Residential and Agricultural
General Plan Designation: Mixed Use Area 36

Notice of Hearing


Property owners within
600 feet notified: 109
Interested individuals
notified: 9

CEQA

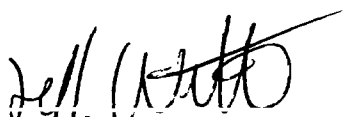
The City of Clovis prepared a Final Environmental Impact Report (FEIR) that evaluated the potential impacts development of approximately 168 acres of property located generally between Nees Avenue and Freeway 168 and Armstrong and the Enterprise Canal with research and technology park uses might generate. The subject properties were included in the project site evaluated in this report. Pursuant to the requirements of the California Environmental Quality Act (CEQA), the Clovis City Council certified the Final Environmental Impact Report (FEIR), adopted a Mitigation Monitoring Program, made Findings, and adopted a Statement of Overriding Consideration before approving the General Plan land use for the entire project site. The City Planner has determined that the project evaluated in the FIER has not changed and that the proposed rezone (R2001-4) under consideration corresponds with the project approved by the Clovis City Council with the adoption of Resolution No. 99-59 on June 21, 1999.

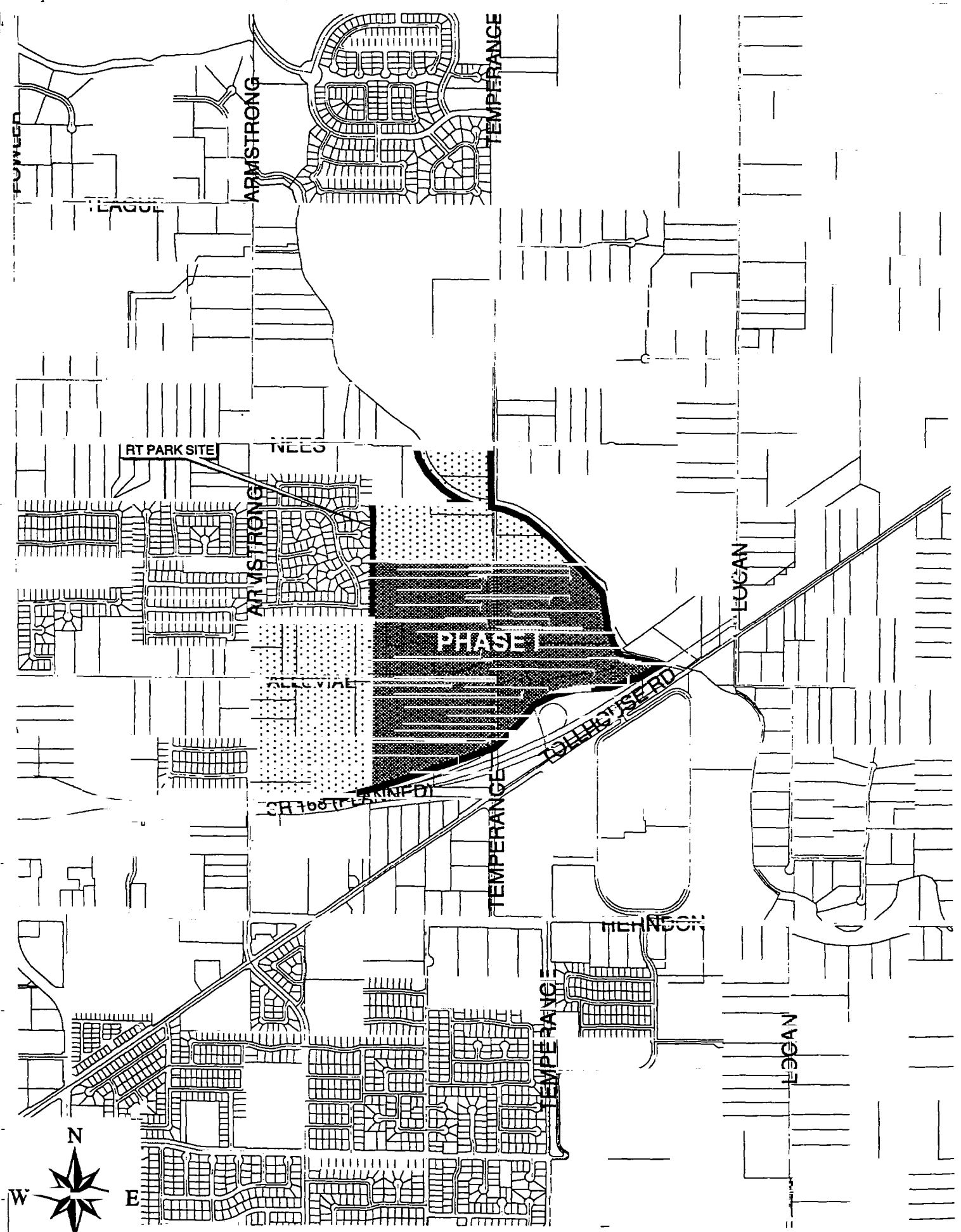
Prepared by: Connie Combs, Associate Planner

Submitted by:


Dwight Kroll
City Planner, AICP

Recommended by:


Jeff Witte
Assistant City Manager



R2001-4, PHASE I

A) R2001-4, P.C. Res. 01-41, A request to rezone approximately 80 acres of property generally located at the intersection of Alluvial and Temperance Avenues from the R-A (Low Density Single Family Residential minimum lot size 24,000 square foot), R-1 (Medium Density Single Family Residential minimum lot size 6,000 square foot), R-1-7500 (Low Density Single Family Residential minimum lot size 7,500 square foot) and the R-3 (Medium Density Multiple Family Residential) Zone Districts to the R-T (Research and Technology) Zone District. City of Clovis, applicant.

City Planner Kroll presented the staff report on this item and indicated that staff recommends approval of this item.

At this point, the meeting was opened to anyone wishing to speak in favor of this item.

At this point, the meeting was opened to those persons wishing to speak in opposition.

Scott Mommer, Lars Andersen and Associates, representing the developer of a proposed shopping center in this area, expressed a concern with how this rezoning could affect this shopping center.

At this point, the public portion of the hearing was closed.

At this point, a motion was made by Commissioner Berg, seconded by Commissioner Wallace, to adopt P.C. Res. 01-41, recommending approval of R2001-4. This motion was passed by a vote of 5-0:

AYES: Commissioners Berg, Chaidez, Wallace, Whipple, Chairperson Willoughby

NOES: None

ABSENT: None